

Board of County Commissioners

Division of Planning & Development

Development Review

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November 25, 2002 DRC Meeting

Meeting convened at 2:05 PM.

Present: Richard Helms-Acting Chairperson and Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Rolland Shrewsbury-Environmental Health, Terry Neal-Attorney, Bill Gulbrandsen-Fire Services Director and Alysia Akins-Committee Secretary.

Mrs. Keenum moved to approve the DRC minutes of November 18, 2002. Mr. Mountain seconded the motion and the motion carried.

Old Business-

Dibarco Haven

Major Development

Conceptual Site Plan Review

Jim and Diana Coulliard, Dibarco Building Corporation, were present and requesting conceptual plan approval on a development to consist of 62 residential buildings and 1 community center. The Committee discussed the original submittal and was informed of the revised submitted request for conceptual review. The County Engineer had 10 items of concern, which were discussed. The proposed sidewalks are sufficient. A wildlife study and historical letter were submitted previously with the rezoning and land use change request. Wheel stops are shown on the revised plans. The existing billboard was discussed. Hydrant locations are adequate and acceptable. The City of Wildwood will provide water and sewer service. SECO will be the power company. Lighting concerns were discussed. Light fixtures need to be shown on the preliminary plans. Owens Surveying will address the 100' easement as discussed. A dedication for the easement is needed. All units will be rental. The legal description was discussed. This project will be annexed into the City of Wildwood when feasible. Handicapped parking requirements were discussed. This project is on private property and will be a gated community. Security alarms, sprinkler systems and second floor accessibility were discussed. Rent is proposed at \$750-\$850 per month on each unit. The applicants asked if the community center would be exempt from impact fees, which will be looked into. The community center may consist of a social hall, gym, laundromat and/or day care. Addressing and the access road were discussed. State agency permits and approvals were discussed. The step-by-step process for approvals by DRC and BOCC was explained to the applicants.

Mrs. Keenum moved to approve the conceptual plan, subject to all comments being addressed on the preliminary plan. Mrs. Howard seconded the motion and the motion carried.

New Business-

The Villages of Sumter: Buena Vista Boulevard/Phase I

Major Development

Preliminary and Engineering Plan Review

Troy Locklin and Bob Farner, Farner Barley and Associates, Inc., were present and requesting preliminary and engineering approval on the development of 2.32 miles of road. The County Engineer had 6 items of concern that have been addressed. The proposed 18" PVC pipe does not meet Code, but Public Works has approved it as meeting DOT standards. The Committee requested the approval in writing. The applicants were asked to submit this item as a variance request. Storm/sewer inlet details were discussed in regards to being a standard precast in the DOT index, in which, a detailed page will no longer be needed.

Mr. Mountain moved to approve the request for preliminary and engineering review, subject to three sets of revised plans being submitted to the County Engineer. Mr. Gulbrandsen seconded the motion and the motion carried.

The Villages of Sumter: Belvedere Boulevard

Major Development

Preliminary and Engineering Plan Review

Troy Locklin and Bob Farner, Farner Barley and Associates, Inc., were present and requesting preliminary and engineering approval on the development of 1.68 miles of road. The County Engineer had 6 items of concern that have been addressed. The proposed road will be classified as a two-lane major local road.

Mr. Mountain moved to approve the preliminary and engineering plans, subject to three sets of revised plans being submitted to the County Engineer, which were submitted at the meeting. Mrs. Keenum seconded the motion and the motion carried.

Belvedere Boulevard was included in the proposed Villas to show access only.

Public Forum-

Cart paths and tunnels as prefab structures were discussed.

The next meeting is scheduled for December 2, 2002.

The meeting adjourned at 2:45 PM.